

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1B/8 Janson Street, Maidstone Vic 3012

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$700,000

&

\$770,000

Median sale price

Median price

\$780,000

Property Type

Unit

Suburb

Maidstone

Period - From

01/07/2021

to

30/09/2021

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

| | Address of comparable property | Price | Date of sale |
|---|--------------------------------|-----------|--------------|
| 1 | 17a Carlyle St MAIDSTONE 3012 | \$790,000 | 16/10/2021 |
| 2 | 6/38 Curtin St MAIDSTONE 3012 | \$745,000 | 24/05/2021 |
| 3 | 2/1a Yardley St MAIDSTONE 3012 | \$735,000 | 08/10/2021 |

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

13/11/2021 19:19



Property Type:
Agent Comments

Indicative Selling Price
\$700,000 - \$770,000
Median Unit Price
September quarter 2021: \$780,000

Comparable Properties



17a Carlyle St MAIDSTONE 3012 (REI)

Agent Comments



Price: \$790,000
Method: Auction Sale
Date: 16/10/2021
Property Type: Townhouse (Res)



6/38 Curtin St MAIDSTONE 3012 (VG)

Agent Comments



Price: \$745,000
Method: Sale
Date: 24/05/2021
Property Type: Flat/Unit/Apartment (Res)



2/1a Yardley St MAIDSTONE 3012 (REI)

Agent Comments



Price: \$735,000
Method: Sold Before Auction
Date: 08/10/2021
Property Type: Townhouse (Res)

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